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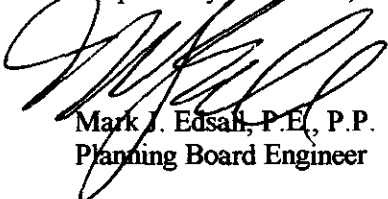
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**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** PATRIOT ESTATES MAJOR SUBDIVISION  
(LANDS OF RPA ASSOC.)  
**PROJECT LOCATION:** NYS ROUTE 32 AND UNION AVE (CR 69)  
SECTION 4 - BLOCK 2 - LOT 21.2  
**PROJECT NUMBER:** 01-66  
**DATE:** 28 JANUARY 2004  
**DESCRIPTION:** THE APPLICATION INVOLVES THE SUBDIVISION OF THE EXISTING  
LANDS TO CREATE 40 SINGLE-FAMILY RESIDENTIAL LOTS ON 25.72  
ACRES. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 12 DECEMBER  
2001 AND 22 MAY 2002 PLANNING BOARD MEETINGS.

1. As previously noted, this subdivision involves creation of single-family lots, plus the lot for the condominium site plan. Previously, the number of lots was reduced from 40 down to 31, now there are 28 SFR lots plus the condo lot. The subdivision is a component of the Planned Unit Development (PUD) previously reviewed and approved by the Town Board. The subdivision plan set is now comprehensive, totaling 19 sheets.
2. As a reminder, the Town Board previously completed a SEQRA review and determination for this subdivision as part of the review of the PUD. We had previously determined that the only SEQRA action as part of this application would be the confirmation by the applicant's engineer that the various potential environmental impacts resultant from this application are consistent with those considered in the previous SEQRA review. This is a similar approach to that done by the Planning Board in their review of the RPA site plan at Rt. 32 and Union Avenue.
3. Adequate information exists on the plan submittal for the required subdivision public hearing. It is my recommendation that the Board authorize the public hearing. We will continue our detailed review of the plans submitted for that Public Hearing.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

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